



**CITY OF ROCKLIN**  
**MINUTES OF**  
**REGULAR MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL**  
**AND**  
**ROCKLIN REDEVELOPMENT AGENCY**

**NOVEMBER 25, 2003**

**TIME: 7:30 P.M.**

**[www.ci.rocklin.ca.us](http://www.ci.rocklin.ca.us)**

**PLACE: Council Chambers**

**3970 Rocklin Road**

---

1. The Regular Meeting of the Rocklin City Council convened at 7:30 p.m. Mayor Lund presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 7:30 p.m. Chairman Lund presiding.

Mayor Lund asked for the Roll Call.

3. Roll Call:

Councilmembers: Ken Yorde, Peter Hill, George Magnuson, Mayor  
Kathy Lund

Brett Storey was excused.

Agency Members: Mr. Yorde, Mr. Hill, Mr. Magnuson, Chairman Lund  
Mr. Storey was excused.

City Personnel: Carlos Urrutia, City Manager  
William Carnazzo, Assistant City Attorney  
Kent Foster, Director of Public Works  
Bret Finning, Associate Planner  
Dave Mohlenbrok, Senior Planner  
Chaplain Whit Woodard, RPD  
Officer Scott Horrillo, RPD  
Terry Richardson, Director of Comm. Development  
Pete Guisasola, Chief Building Official  
Lt. Dave Johnstone, RPD  
Lt. Steve Newman, RPD  
Mark Siemens, Chief of Police  
Pierre Martinez, Associate Planner  
Larry Wing, Engineering Services Manager  
Bill Mikesell, Fire Chief

Mark Riemer, Director/Comm.Services & Facilities  
Officer Eric Dollar, RPD  
Officer Forrest Richardson, RPD  
Sandra Davies, City Clerk

Agency Personnel: Carlos Urrutia, Executive Director  
Sandra Davies, Secretary

Commissioners: Harlin Smith, Mosquito Abatement

2. Mayor Lund led the Pledge of Allegiance.

#### AGENDA REVIEW:

4. Item #14 to be pulled off Consent and continued to 12/9/03.  
Item #22 to be continued to 12/9/03.

#### OATH OF OFFICE:

5. Swear-In of Police Personnel

Mayor Lund called on the Chief. Chief Siemens introduced Daniel Groff who comes to us from the CHP and stated that Officer Groff attended the CHP Academy and Sacramento State and served in the Marine Corp. He then introduced Sally, Officer Groff's wife who, will pin on his badge, and his daughter, Allison. Chief Siemens invited the City Clerk to join them.

Sandra Davies, City Clerk, administered the Oath of Office.

Mayor Lund presented Officer Groff with a Team Rocklin and City pins.

#### CONSENT CALENDAR:

14. Second Reading & Publication: Ordinance No 880 of the City Council of the City of Rocklin Authorizing an Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System and the City of Rocklin (Local Safety Members/3% @ 50)

Council continued this item to December 9, 2003.

6. Continued from 10/28/03 – City Council Special Meeting Minutes of 10/9/30
7. Continued from 10/28/03 – City Council & Redevelopment Agency Meeting

Minutes of October 14, 2003

8. City Council, Redevelopment Agency, & Public Financing Authority Meeting  
Minutes of October 28, 2003
9. City Council Special Meeting Minutes of November 13, 2003
10. Accounts Paid List of 10/15/03 – 10/31/03
11. Accounts Paid List of 11/1/03 – 11/14/03
12. Second Reading & Publication: Ordinance No. 878 of the City Council of the City of Rocklin Approving a General Development Plan for the MultiFamily Residential Parcel Located Approximately 150 Feet South of Springview Drive and Northwest of the Intersection of State Route 65 and the Union Pacific Railroad Tracks
13. Second Reading & Publication: Ordinance No. 879 of the City Council of the City of Rocklin Repealing and Reenacting Chapter 5.24 of the Rocklin Municipal Code Relating to the Transient Occupancy Tax
15. Resolution No. 2003-349 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Agreement Relating to Flood and Drainage Control (APN 045-101-002 Parcel Map DE-2002-08) (JKL Family Limited Partnership, A California Limited Partnership)
16. Resolution No. 2003-350 of the City Council of the City of Rocklin Accepting Grant of Open Space and Conservation Easement (Riparian Area and Creek Protection/Yankee Hill Estates Unit 5)
17. Resolution No. 2003-351 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Agreement Relating to Flood and Drainage Control/Yankee Hill Estates Unit 5/K. Hovnanian Forecast Homes, Inc., a California Corp.
18. Resolution No. 2003-352 of the City Council of the City of Rocklin Consenting To and Directing Recordation of an Irrevocable Offer of Dedication/Yankee Hill Estates Unit 5 (a portion of SD-95-01)
19. Resolution No. 2003-353 of the City Council of the City of Rocklin Approving the Final Map of Yankee Hill Estates Unit 5 and Approving and Authorizing Execution of a Subdivision Improvement Agreement
20. Resolution No. 2003-354 of the City Council of the City of Rocklin Authorizing the City Manager to Execute the Program Supplement Agreement No. 004-M to Administering Agency – State Agreement for Federal Aid Projects (No. 03-5095) for Construction of the Rocklin Multimodal Train Station Phase I Project No. STPLER-5095 (005)
21. Resolution No. 2003-355 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement for Design Services (Consultant/Civic Center Area Roadway Improvement Project) (S. Grove Street, Winding Lane, Kannasto Street)

Motion to approve the Consent Calendar except for Item #14 by Councilmember Yorde, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Yorde, Magnuson, Hill, Lund  
Noes: None  
Absent: Storey  
Abstain: None

22. Continued from 10/28/03 –  
Report on Theatre and Arts Activities by Artist in Residence Connie Omans

Council continued this item to December 9, 2003.

CITIZENS ADDRESSING THE COUNCIL:

23. Wayne Bigelow thanked Council for the stand they took against the Casino.

PUBLIC HEARINGS:

24. Continued from 10/28/03 – Jiffy Lube Appeal (generally located off of Stanford Ranch Road in the Plaza at Stanford Ranch, Phase II next to Smog & Go)

Consideration of an Appeal of the Planning Commission Denial of conditional Use Permit U-2003-08, and Design Review DR-2003-10, entitlements that would have allowed the construction and operation of an automobile repair facility (Jiffy Lube in the Stanford Ranch Plaza on Stanford Ranch Road

Mayor Lund opened the Public Hearing.

Associate Planner Bret Finning presented the staff report and asked Council for direction.

Marcus LoDuca, Attorney for the Applicant, addressed the following issues and requested approval of the project. He also stated that Mike O'Connell was present to answer any questions relating to the original development plans.

- noise and exhaust from vehicles
- tire rotations elimination from project
- limited operations
- compatibility with Staff
- support of center tenants/no letters of opposition

Councilmembers Yorde, Hill, Magnuson, and Mayor Lund all stated that they had met with Mr. LoDuca separately prior to this meeting.

Council discussed the following issues:

- outdoor dining area of existing restaurant
- over-night parking
- compatibility with service types
- noise
- use of small site
- zoning requirements
- project design

Council concluded that there should be no over-night parking, no use of pneumatic tools, and close of business should be normally 6:00 p.m. and 7:00 p.m. during daylight savings time.

Don Fowler, franchise owner, complained about the Sacramento Jiffy Lube facilities and said they stay open until 7:00 p.m.

There being no further public comments, Mayor Lund closed the Public Hearing.

Councilmember Hill made a motion to approve the appeal including the three conditions and direct Staff to bring the appropriate resolutions back for approval on December 9, 2003. Seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Yorde, Lund

Noes: None

Absent: Storey

Abstain: None

25. Blue Oaks Town Center (U-2003-01, DR-2003-02, SD-2003-08, V-2003-06)  
(generally located between State Route 65 and Lonetree Boulevard, north of the Blue Oaks Boulevard interchange, in the City of Rocklin)

Associate Planner Pierre Martinez presented the staff report giving a brief background and history of the project, and spoke to the following issues:

- increased traffic in general
- elimination of movie theater
- new eir relating to traffic, noise, and air quality
- minor modifications relating to traffic and traffic lanes
- letter received
- unnecessary second turn lane

- number of hotels/two recommended
- turn lanes and adequate right-of-way

Joe Deazer from Los Gatos, addressed the issues of:

- removal of movie theater
- square footage and traffic
- tenants and funding in place
- working with residents and staff

Mayor Lund opened the Public Hearing.

The following citizens spoke:

- Lynne Emmerling, 6406 Brant Way, stands by her letter, and addressed the issues of traffic, additional interior roads, and the casino.
- Katherine Emerson, 6408 Brant Way, addressed the issues of size and location of sign, odors from restaurants, width of parking lot relating to SUV's & trucks, and expenses of road.
- Tony –unintelligible-, 6729 Magnolia, formerly from the bay area, addressed the hotel issues, customers of casino, police reports and theft, developer not caring about citizens, and hotels as community use.
- Matt McKay, 1520 Yellow Stone Court, formerly from the bay area, addressed the issues of sense of community in Rocklin, not another bay area, and hotels and casino people.
- Keith Montgomery, Grant Canyon Drive, addressed the issues of young children in the area of hotels, entrance and exit of hotels, casino traffic and people, freeway sign along Lone Tree, and previous approvals of project.
- Joann –unintelligible-, 6401 –unintelligible- Circle, addressed the issues of having homes across from hotels and casino people.

There being no further public comments, Mayor Lund closed the Public Hearing.

Council made comments relating to the following issues:

- neon signs not allowed in Rocklin
- no theaters in project
- hotels and casino
- traffic on Lone Tree meeting traffic standards
- northern acreage and traffic circulation
- number of hotel rooms between 90 and 120
- property near freeways/hotels appropriate

- use of hotels/relatives visiting/business people
- casino people/not all criminals

City Manager Carlos Urrutia explained that the roads are built with Mello Roos financing and developer contributions. Improvements are built by developers and Traffic Impact Fees are paid by developers. There is no direct charge to citizens. State Law prohibits tax increases without vote of the people.

Council concurred with the following:

- IOD – land no longer needed
- PUE – already exists
- no second right turn lane on Lone Tree
- length of driveway from 75 to 150 ft.
- not opposed to three hotels
- wall condition

- A. Resolution No. 2003-356 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts and Approving a Mitigation Monitoring Program (Blue Oaks Town Center/U-2003-01, DR-2003-02, SD-2003-08, & V-2003-06)

Motion to approve as amended by Councilmember Hill, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Lund  
Noes: None  
Absent: Storey  
Abstain: None

- B. Resolution No. 2003-357 of the City Council of the City of Rocklin Approving a Conditional Use Permit Under Rocklin Municipal Code Section 17.70.020B (Blue Oaks Town Center/U-2003-01)

Motion to approve as amended by Councilmember Hill, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Lund  
Noes: None  
Absent: Storey  
Abstain: None

- C. Resolution No. 2003-358 of the City Council of the City of Rocklin Approving a Design Review (Blue Oaks Town Center/DR-2003-02)

Motion to approve as amended by Councilmember Hill, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Lund

Noes: None

Absent: Storey

Abstain: None

- D. Resolution No. 2003-359 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (Blue Oaks Town Center/SD-2003-08)

Motion to approve by Councilmember Hill, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Lund

Noes: None

Absent: Storey

Abstain: None

- E. Resolution No. 2003-360 of the City Council of the City of Rocklin Approving a Variance to Allow the Placement of a Freestanding Sign Up to Sixty Feet in Height more than 100 Feet away from a Freeway Interchange (Blue Oaks Town Center/V-2003-06)

Motion to approve by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Yorde, Lund

Noes: None

Absent: Storey

Abstain: None

Mayor Lund called for a brief recess at 8:40 p.m. and reconvened the meeting at 8:55 p.m.

RESOLUTIONS:



26. Sierra College Boulevard/Interstate 80 Interchange Improvement Project Environmental Impact Report (EIR-2003-05)

Senior Planner Dave Mohlenbrok gave a brief staff report and mentioned the issues of the 2001 Loomis General Plan and this Capital Improvement Project, cumulative analysis relating to the Bickford Ranch, Loomis collecting funds for CIP, annexation of a portion of the road, and Loomis not belonging to SPARTA.

Council discussed the issues of the Sierra College Boulevard Interchange being out-dated and dangerous, unsafe overpass, irresponsible letter, students attending Sierra College being at risk, attempt to delay project, Loomis old General Plan, and 40+ years of changes.

Resolution No. 2003-361 of the City Council of the City of Rocklin Certifying a Final Environmental Impact Report, Making Findings of Overriding Considerations, Approving a Mitigation Monitoring Program and Directing the Environmental Coordinator to File a Notice of Determination

Motion to approve by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Yorde, Lund  
Noes: None  
Absent: Storey  
Abstain: None

27. Resolution No. 2003-362 of the City Council of the City of Rocklin Amending and Determining the Number and Composition of the Placer County Air Pollution Control District Governing Board

Motion to approve by Councilmember Hill, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Lund  
Noes: None  
Absent: Storey  
Abstain: None

Note that Peter Hill is the representative for the City of Rocklin.

28. Resolution No. 2003-363 of the City Council of the City of Rocklin Authorizing the City Manager to Submit Claims for Transportation Development Funds

Motion to approve by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Hill, Lund  
Noes: None  
Absent: Storey  
Abstain: None

#### REPORTS FROM CITY OFFICIALS:

29. 2004 Rocklin Jubilee Date

Council concurred with the Committee recommended date of June 26, 2004.

30. City Participation in the Run for the Gold 5K and 12 K Charity Event

Motion to approve as recommended by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Hill, Lund  
Noes: None  
Absent: Storey  
Abstain: None

#### ANNOUNCEMENTS/BRIEF REPORTS:

31. Councilmember Yorde reported that Dorothy Labudde received an anonymous donation in the amount of \$50,000 for the Friends of the Library Construction Fund which brings their total donations to \$92,000.

#### FUTURE AGENDA ITEMS:

32. Report on reimbursement for mandatory uniform shirts for volunteer firemen out-of-pocket expenses.

Council requested that this become a Retreat Item.

#### REDEVELOPMENT AGENCY ACTION:

33. Proposed Change to Loan Limits on First Time Home Buyer Program

Resolution No. 2003-230 of the Redevelopment Agency of the City of Rocklin  
Amending Section I.C. of the Guidelines for the Down Payment Assistance Program for  
First-Time Homebuyers (FTHB Guidelines Amendment No. 3)

Councilmember Yorde stated that he would abstain on this item due to his business,  
which could possibly create a Conflict of Interest and then left the room.

Motion to approve by Councilmember Hill, seconded by Councilmember Yorde.  
Passed by the following roll call vote:

Ayes: Hill, Yorde, Lund  
Noes: None  
Absent: Storey  
Abstain: Magnuson

Councilmember Magnuson returned to his seat.

34. Report from Executive Director – No report.

ADJOURNMENT:

35. Redevelopment Agency Meeting adjourned at 9:15 p.m. by Chairman Lund.

36. City Council Meeting adjourned at 9:15 p.m. by Mayor Lund.

---

City Clerk

APPROVED:

---

Kathy Lund, Mayor